

**MINUTES  
CITY OF CHAMBLEE, GA.  
EXECUTIVE SESSION AND WORK SESSION  
SEPTEMBER 15, 2005  
5:00 P.M.**

**PRESENT:** Councilmembers Clarkson, Copeland, King, Gibert, and Biles.

Councilmember Clarkson made a motion to adjourn into Executive Session to discuss pending litigations seconded by Councilmember Gibert and carried unanimously.

There being no action taken, motion to adjourn Executive Session at 5:50 p.m., made by Councilmember Biles, seconded by Councilmember King and carried unanimously.

**WORK SESSION**

**Review Board Recommendation:**

**5522 New Peachtree Road, Suite 100 – Plaza del Sol (La Mansion)  
576 square foot addition to side for storage.**

The request for a variance to waive parking requirements for the addition of a storage room was granted by the City Council on August 16, 2005. The 576 square foot addition will be on the left side of the building attached to Suite 100, La Mansion Banquet Hall, to allow for storage of tables, chairs and equipment. The construction material and tile roof will match the existing building materials and colors. Three large terracotta planters will hold small trees and plants to soften the side wall of the addition. The Review Board recommends that the City Council approve the project as presented.

**City Planner's Recommendations:**

**5251 Peachtree Industrial Blvd. – Wellness Center (former Pfizer/Upjohn building).**

The existing building sits on 2.99 acres at the northeastern corner of the intersection of Peachtree Industrial Boulevard and Malone Drive and the building fronts Peachtree Industrial Boulevard. The existing one story brick building is approximately 47,933 sq. ft. and is currently a nonconforming structure. At the July City Council Meeting, the city planner was requested to work with the applicant to revise the site plan as the intended initial use of the building was deemed worthwhile. The two remaining variance requests are as follows:

- Reductions of minimum lot coverage from 60% to 40%.
- Increase in the maximum side yard setback (along Malone Drive) from 15 feet to 78 feet.

The City Planner's opinion is that the benefits of allowing these variances outweigh the negative impacts on the Mid City District and on the City as compared with the alternative of having the structures demolished or remaining vacant or under-utilized.

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Therefore, Pond & Company, acting by request as City Planners recommends approval of the two requests for variances pertaining to this property.

**2401 Johnson Ferry – Turnbury Gates (formerly Peachtree Close)  
New Townhomes – preliminary subdivision plat.**

The applicant is requesting a preliminary subdivision plat review in order to construct 88 town homes. The town home subdivision would be two and three story single family fee simple town homes with a maximum height of 40 feet. Each unit will have a minimum of three bedrooms ranging from 2,000 square feet to 2,400 square feet. Each home will have a minimum of a one car garage, with many having two car garages. The homes will be traditional style comprised of materials such as brick and stone in the front and shake or masonry siding. Access to the community is from Johnson Ferry Road; the development will have external and internal sidewalks. There will be a homeowners association.

City Council approved a Map Amendment (rezoning) to the R-3 zoning category and approved a Land Use Plan Amendment at the May 17<sup>th</sup> Council Meeting as it met the intent of the Future Land Use Plan Update. Pond & Company recommends approval of the subdivision plat with conditions. The conditions will need to be determined by the City regarding a variance per section 305.005 of the zoning ordinance. (50 feet setback required at frontage – 20 feet shown).

This review is for a preliminary plat review only. Full development construction plans shall be submitted and approved before work on the site shall begin. Approval from the state (erosion and control) along with DeKalb County (curb cut, water, sewer, and fire marshal) will be required at that time.

**Presentation of the draft new Zoning Ordinance.**

Pond & Company, City Planners, presented the draft of the new Zoning Ordinance. The dates for the Work Session and Public Hearing for the Zoning Ordinance will be set at the Regular Council Meeting.

**City Manager's Report and Staff Recommendations:**

**Request use of children's carnival games for Huntley Hills Elementary Fall Festival.**

The Huntley Hills Elementary School's PTA is requesting using the children's carnival games for the school's fall festival. No action will be taken until the Regular Council Meeting.

**Request use of Civic Center by Peachtree DeKalb Airport on October 11, 2005 for 6:00 p.m. to 8:00 p.m.**

DeKalb Peachtree Airport (PDK) would like to use the Civic Center, October 11, 2005 from 6:00 p.m. until 8:00 p.m. The airport will be conducting a Public Hearing in reference to Environmental Assessment for Departure Procedures of jet aircraft departing PDK. This meeting will be open to the public.

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**Guidelines for usage of City Facilities by non-profit organizations.**

This item is in reference to the free usage of public buildings by non-profit groups being illegal according to State law. The Park Department is requesting some direction with this item.

**Instruct the City Attorney to investigate referendum options for the purpose of asking the voters of Chamblee to approve the City incurring debt to fund Capital Improvements projects including acquisition of greenspace.**

Mayor Kennedy and Councilmember Biles requested this item be placed on the agenda. City Attorney will be advised at the Regular Council Meeting.

**First Reading of Ordinance.**

**Proposed amendment to Charter – Article 2, Elections: Date of general municipal elections and eligibility of re-election.**

First Reading will be at the Regular Council Meeting.

**Citizen Comment.**

The following citizens addressed the Mayor and Council: Mark Wedge with reference to the new zoning ordinance. Shelly Miller, Maureen Lovett, Sean Lovett, and Guy Henderson, with reference to the U18 soccer league.

**Approval of Advertising in The Champion “DeKalb Newcomers Guide”.**

The City Manager requested approval to place an ad in the “DeKalb Newcomers Guide” as in previous years. The cost is \$1200 for black and white and \$1500 for color and no appropriation is necessary. Councilmember King made a motion to **add to the Regular Council Meeting Agenda for approval**, seconded by Councilmember Clarkson and **carried** unanimously.

There being no further business, the Work Session was adjourned at 8:45 p.m.

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*EVELYN KENNEDY – MAYOR*

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*BECKY CRAVEN – CITY CLERK*